



Legislation Text

File #: COS-1617-4, **Version:** 1

CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-1617-4 FOR VICTORY MEADOW ADDITION AND ACCEPTANCE OF EASEMENTS E-1617-38 AND E-1617-39. (5101 84TH AVENUE S.E., WHICH IS GENERALLY LOCATED ONE-FOURTH MILE SOUTH OF POST OAK ROAD ON THE EAST SIDE OF 84TH AVENUE S.E.)

BACKGROUND: This item is Norman Rural Certificate of Survey COS-1617-4 for Victory Meadow generally located at 5101 84th Avenue S.E., approximately 1/4 mile south of Post Oak Road on the east side of 84th Avenue S.E.

Norman Rural Certificate of Survey COS-1617-4 for Victory Meadow was approved by Planning Commission at its meeting of March 9, 2017.

DISCUSSION: There are a total of 3 lots encompassing 79+ acres in this certificate of survey. Lot 1 consists of 34.43 acres, Lot 2 consists of 10.00 acres and lot 3 consists of 34.61.

This certificate of survey, if approved, will allow one single family structure on each lot. There is an existing house on Lot 2 with existing sanitary sewer system and water well on the property. Private individual sanitary sewer system and water well will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for the remaining lots. Fire protection will be provided by the City of Norman pumper/tanker trucks.

All three lots contain Water Quality Protection Zone (WQPZ) within the property for a tributary of Jim Blue Creek in the Lake Thunderbird watershed. However, the existing single-family residence is outside of the WQPZ, including sanitary sewer system and a water well. The remaining lots will honor the WQPZ requirements with any structure or sanitary sewer system. The required covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey. All three lots contain floodplain. However, there is sufficient property to construct any structures and private sanitary sewer systems outside of the floodplain.

An easement and covenants have been provided to address the WQPZ. In addition, an easement has been provided for 84th Avenue S.E.

RECOMMENDATION: Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey COS-1617-4 for Victory Meadow and acceptance of Easement E-1617-38 and E-1617-39.